

Fill in this information to identify the case

Debtor name Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

☒ Check if this is an amended filing

Official Form 206A/B**Schedule A/B: Assets -- Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
- ☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo - Checking account Checking account 2 2 1 8 \$2,940.00

4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$2,940.00**Part 2: Deposits and prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
- ☐ Yes. Fill in the information below.

Case number (if known) **21-30633**

Description, including name of holder of deposit

Description, including name of holder of prepayment

\$0.00

\$0.00

\$0.00

☒ No. Go to Part 6.

☐ Yes. Fill in the information below.

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633

General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				
23. Total of Part 5				\$0.00

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value _____ Valuation method _____ Current value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			
33. Total of Part 6.			\$0.00

Add lines 28 through 32. Copy the total to line 85.

34. Is the debtor a member of an agricultural cooperative?

- ☐ No
☐ Yes. Is any of the debtor's property stored at the cooperative?
☐ No
☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value _____ Valuation method _____ Current value _____

36. Is a depreciation schedule available for any of the property listed in Part 6?

- ☐ No
☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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39. Office furniture

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☐ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. Aircraft and accessories

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☐ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 9: Real property****54. Does the debtor own or lease any real property?**

- ☒ No. Go to Part 10.
- ☐ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- ☐ No
- ☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No
- ☐ Yes

Part 10: Intangibles and Intellectual Property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
- ☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

60. Patents, copyrights, trademarks, and trade secrets**61. Internet domain names and websites****62. Licenses, franchises, and royalties****63. Customer lists, mailing lists, or other compilations****64. Other intangibles, or intellectual property****65. Goodwill****66. Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00**67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?**

- ☐ No
- ☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
- ☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
- ☐ Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 11: All other assets****70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
- ☒ Yes. Fill in the information below.

Current value of
debtor's interest**71. Notes receivable**

Description (include name of obligor)

**Promissory Note on 538 East Road, El Paso, TX
owed by 538 East, Inc.**

<u>\$76,500.26</u>	-	<u>\$0.00</u>	= →	<u>\$76,500.26</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 3320 Montana Ave, El Paso
TX owed by Westmount Assets, Inc.**

<u>\$35,000.00</u>	-	<u>\$0.00</u>	= →	<u>\$35,000.00</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 4325 Leeds Avenue, El
Paso, TX owed by Westmount Assets, Inc.**

<u>\$35,000.00</u>	-	<u>\$0.00</u>	= →	<u>\$35,000.00</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 4500 Frankfort Avenue, El
Paso Texas owed by Westmount Assets, Inc**

<u>\$50,000.00</u>	-	<u>\$0.00</u>	= →	<u>\$50,000.00</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 4537 Skylark Way, El Paso,
TX owed by TRR 4133, Inc.**

<u>\$93,895.83</u>	-	<u>\$0.00</u>	= →	<u>\$93,895.83</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 9532 Charleston Street, El
Paso, TX owed by TRR 4133, Inc.**

<u>\$74,159.26</u>	-	<u>\$0.00</u>	= →	<u>\$74,159.26</u>
Total face amount		doubtful or uncollectible amount		

**Promissory Note on 71 Camille by 71 Camille,
Inc.**

<u>\$430,000.00</u>	-	<u>\$0.00</u>	= →	<u>\$430,000.00</u>
Total face amount		doubtful or uncollectible amount		

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities**74. Causes of action against third parties (whether or not a lawsuit has been filed)****75. Other contingent and unliquidated claims or causes of action of every nature,
including counterclaims of the debtor and rights to set off claims****76. Trusts, equitable or future interests in property****77. Other property of any kind not already listed** Examples: Season tickets, country club membership**78. Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$794,555.35**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- ☒ No
- ☐ Yes

Debtor **Westmount Group, Inc.**
NameCase number (if known) **21-30633****Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$2,940.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....</i> →		<u>\$0.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+ \$794,555.35</u>	
91. Total. Add lines 80 through 90 for each column. 91a.	<u>\$797,495.35</u>	91b. <u>\$0.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<u>\$797,495.35</u>

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

☒ Check if this is an amended filing

Official Form 206D**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.1	Creditor's name <u>Montoya Park Place, Inc.</u> Creditor's mailing address <u>810 N. Kansas</u> <u>El Paos TX 79902</u> Creditor's email address, if known Date debt was incurred _____ Last 4 digits of account number _____ Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority.	Describe debtor's property that is subject to a lien <u>All assets</u> Describe the lien <u>Note / Agreement</u> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>\$1,461,586.09</u>	<u>\$794,555.35</u>
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3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.\$1,461,586.09

Debtor Westmount Group, Inc.Case number (if known) 21-30633**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A
Amount of claim
 Do not deduct the
 value of collateral.

Column B
**Value of collateral
 that supports
 this claim**

2.2	Creditor's name Wells Fargo Business	Describe debtor's property that is subject to a lien	\$0.00	\$0.00
	Creditor's mailing address PO Box 6995	Describe the lien Line of Credit		
	Portland OR 97228-6995	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Date debt was incurred	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____			

Fill in this information to identify the case:

Debtor Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

☒ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- ☒ No. Go to Part 2.
☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or part.

If more space is needed for priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim Priority amount

2.1 Priority creditor's name and mailing address

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

- ☐ No
☐ Yes

Last 4 digits of account number

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a)()

Debtor Westmount Group, Inc.Case number (if known) 21-30633**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If more space is needed for nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$373,000.00</u>
<u>Albert Flores</u>	<input checked="" type="checkbox"/> Contingent	
<u>c/o E.P. Bud Kirk</u>	<input type="checkbox"/> Unliquidated	
<u>600 Sunland Park Drive</u>	<input checked="" type="checkbox"/> Disputed	
<u>Bldg 4, Suite 400</u>	Basis for the claim:	
<u>El Paso TX 79912</u>	<u>Lawsuit</u>	
Date or dates debt was incurred _____	Is the claim subject to offset?	
Last 4 digits of account number <u>2 9 9 7</u>	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	
3.2 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>Unknown</u>
<u>Fidelity National Title Insurance Co</u>	<input type="checkbox"/> Contingent	
<u>c/o Shakira Kelley</u>	<input type="checkbox"/> Unliquidated	
<u>6900 Dallas Parkway, Ste 610</u>	<input checked="" type="checkbox"/> Disputed	
_____	Basis for the claim:	
<u>Plano TX 75024</u>	<u>Lawsuit</u>	
Date or dates debt was incurred _____	Is the claim subject to offset?	
Last 4 digits of account number <u>2 9 9 7</u>	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	
3.3 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$150,000.00</u>
<u>Keyvan Parsa</u>	<input type="checkbox"/> Contingent	
<u>7604 Plaza Redonda</u>	<input type="checkbox"/> Unliquidated	
_____	<input type="checkbox"/> Disputed	
_____	Basis for the claim:	
<u>El Paso TX 79912</u>	<u>Business Debt</u>	
Date or dates debt was incurred _____	Is the claim subject to offset?	
Last 4 digits of account number <u> </u>	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	
3.4 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$0.00</u>
<u>Shabnam Izadpanahi</u>	<input type="checkbox"/> Contingent	
<u>36 Micmac Crescent</u>	<input type="checkbox"/> Unliquidated	
<u>North York, ON M2H2K2</u>	<input type="checkbox"/> Disputed	
_____	Basis for the claim:	
_____	<u>Lender</u>	
Date or dates debt was incurred _____	Is the claim subject to offset?	
Last 4 digits of account number <u> </u>	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	

Debtor Westmount Group, Inc.Case number (if known) 21-30633**Part 2: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.5 Nonpriority creditor's name and mailing address

As of the petition filing date, the claim is:

\$0.00*Check all that apply.*Ulrick Moise☐ ContingentPalacio de Paquimé, C. Durango 2047☐ Unliquidated32575 Cd Juarez, Chih. Mexico☐ Disputed

Basis for the claim:

Lendor

Date or dates debt was incurred _____

Is the claim subject to offset?

Last 4 digits of account number _____

☒ No☐ Yes**3.6** Nonpriority creditor's name and mailing address

As of the petition filing date, the claim is:

\$700,000.00*Check all that apply.*Weststar Title, LLC☒ Contingentc/o James W. Brewer☐ Unliquidated221 N. Kansas, Ste 1700☒ Disputed

Basis for the claim:

LawsuitEl Paso TX 79901

Date or dates debt was incurred _____

Is the claim subject to offset?

Last 4 digits of account number 2 9 9 7☒ No☐ Yes

Debtor Westmount Group, Inc.

Case number (if known) 21-30633

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

Total of claim amounts

5a. Total claims from Part 1

5a. \$0.00

5b. Total claims from Part 2

5b. + \$1,223,000.00

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

5c. \$1,223,000.00

Fill in this information to identify the case:Debtor name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known)Chapter 11☒ Check if this is an amended filingOfficial Form 206G**Schedule G: Executory Contracts and Unexpired Leases****12/15**

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

Consulting Agreement

Techrover, Inc.71 Camille

State the term remaining

List the contract number of any government contract

El PasoTX79912

2.2 State what the contract or lease is for and the nature of the debtor's interest

Consulting Agreement

Westmount Assets, Inc.810 N. Kansas St.

State the term remaining

List the contract number of any government contract

El PasoTX79902

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

☒ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing address

Name

Check all schedules that apply:

Fill in this information to identify the case:Debtor Name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number (if known): 21-30633☒ Check if this is an amended filingOfficial Form 206Sum**Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets--Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from Schedule A/B..... \$0.00**1b. Total personal property:**Copy line 91A from Schedule A/B..... \$797,495.35**1c. Total of all property**Copy line 92 from Schedule A/B..... \$797,495.35**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D..... \$1,461,586.09**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of Schedule E/F..... \$0.00**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... **+** \$1,223,000.00**4. Total liabilities**Lines 2 + 3a + 3b..... **\$2,684,586.09**

Fill in this information to identify the case and this filing:

Debtor Name Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

Official Form 202**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- ☐ Amended Schedule _____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/20/2021
MM / DD / YYYY

X /s/ Keyvan Parsa
Signature of individual signing on behalf of debtor

Keyvan Parsa
Printed name
President
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 21-30633
(if known)

☒ Check if this is an amended filing

Official Form 207**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business**

☒ None

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

Part 2: List Certain Transfers Made Before Filing for Bankruptcy**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Wells Fargo Business Creditor's name PO Box 6995 Street	August 2021	\$452,931.45	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u>Line of Credit</u>
Portland City	OR State	97228-6995 ZIP Code	

Debtor **Westmount Group, Inc.**
NameCase number (if known) **21-30633****4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. Techrover, Inc. Insider's name 810 N. Kansas Street Street	6/8/2021	\$450,000.00	Loan to Techrover, repaid on 7/15/2021
El Paso City	TX State	79902 ZIP Code	
Relationship to debtor Affiliate			

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity--within 1 year before filing this case.

☐ None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. Albert Flores v. Keyvan Parsa, et al	Suit for Rescission of Contract	District Court of El Paso County, Texas Name 327th Judicial District Street	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
Case number 2020DCV2997		El Paso City	TX State ZIP Code

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

	Who was paid or who received the transfer?	If not money, describe the property transferred	Dates	Total amount or value
11.1.	<u>Barron & Newburger, P.C.</u>	<u>Attorney Fees & Filing Fees</u>	<u>August 21, 2021</u>	<u>\$16,738.00</u>
	Address			
	<u>7320 N. MoPac Expressway, Suite 400</u>			
	Street			
	<u>Austin TX 78731</u>			
	City State ZIP Code			
	Email or website address			
	<u></u>			
	Who made the payment, if not debtor?			
	<u></u>			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**13. Transfers not already listed on this statement**

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1.	538 East, Inc.	Fund real estate lien note on 538 East Rd, El Paso TX	<u>July 16, 2021</u>	<u>\$76,500.00</u>
	Address <u>71 Camille Drive</u> <small>Street</small>			
	<u>El Paso TX 79912</u> <small>City State ZIP Code</small>			
	Relationship to debtor			
	<hr/>			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.2.	Westmount Assets, Inc.	Fund real estate lien note on Sale of 3220 Montana Avenue, El Paso TX	<u>July 19, 2021</u>	<u>\$35,000.00</u>
	Address <u>810 N. Kansas Street</u> <small>Street</small>			
	<u>El Paso TX 79902</u> <small>City State ZIP Code</small>			
	Relationship to debtor			
	Affiliate			
	<hr/>			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.3.	Westmount Assets, Inc	Fund real estate lien note on 4325 Leeds Avenue, El Paso TX	<u>July 19, 2021</u>	<u>\$35,000.00</u>
	Address <u>810 N. Kansas Street</u> <small>Street</small>			
	<u>El Paso TX 79902</u> <small>City State ZIP Code</small>			
	Relationship to debtor			
	Affiliate			
	<hr/>			

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.4.	<u>Westmount Assets, Inc</u> Address <u>810 N. Kansas Street</u> Street <u>El Paso</u> TX <u>79902</u> City State ZIP Code Relationship to debtor <u>Affiliate</u>	Fund real estate lien note on 4500 Frankfort Avenue, El Paso, TX	<u>July 19, 2021</u>	<u>\$35,000.00</u>
13.5.	<u>TRR 4133, Inc.</u> Address <u>71 Camille Drive, Ste R</u> Street <u>El Paso</u> TX <u>79912</u> City State ZIP Code Relationship to debtor	Fund real estate lien note on 4537 Skylark Way, El Paso, TX	<u>July 16, 2021</u>	<u>\$93,892.83</u>
13.6.	<u>TRR 4133, Inc.</u> Address <u>71 Camille Drive, Ste R</u> Street <u>El Paso</u> TX <u>79912</u> City State ZIP Code Relationship to debtor	Fund real estate lien note on 9532 Charleston Street, El Paso, TX	<u>July 16, 2021</u>	<u>\$74,159.26</u>
13.7.	<u>71 Camille, Inc.</u> Address <u>71 Camille</u> Street <u>El Paso</u> TX <u>79912</u> City State ZIP Code Relationship to debtor	Fund real estate lien note on 71 Camille	<u>8/23/21</u>	<u>\$430,000.00</u>

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- ☐ diagnosing or treating injury, deformity, or disease, or
- ☐ providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.☐ Yes. Fill in the information below.**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**☒ No.☐ Yes. State the nature of the information collected and retained _____

Does the debtor have a privacy policy about that information?

☐ No.☐ Yes.**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?☐ No. Go to Part 10.☐ Yes. Fill in below:**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?

Include settlements and orders.

- ☒ No
☐ Yes. Provide details below.

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
☐ Yes. Provide details below.

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address

Dates of service

26a.1. Taxmatter, IncFrom 2012 To Present

Name

71 Camile Drive

Street

El Paso

City

TX

State

79912

ZIP Code

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address

If any books of account and records are
unavailable, explain why26c.1. Keyvan Parsa

Name

810 N. Kansas Street

Street

El Paso

City

TX

State

79902

ZIP Code

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No.☐ Yes. Give the details about the two most recent inventories.**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
<u>Keyvan Parsa</u>	<u>810 N. Kansas</u> <u>El Paso, TX 79902</u>	<u>President</u>	
<u>Shabnam Izadpanahi</u>	<u>Ontario, Cananda</u>	<u>Secretary/Treasurer</u>	

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
------	---------	-------------------------------------	---

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No
☐ Yes. Identify below.

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/20/2021
MM / DD / YYYY

X /s/ Keyvan Parsa Printed name Keyvan Parsa

Signature of individual signing on behalf of the debtor

Position or relationship to debtor President

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
EL PASO DIVISION**

IN RE: **Westmount Group, Inc.**

CASE NO **21-30633**

CHAPTER **11**

AMENDED
VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 10/20/2021

Signature */s/ Keyvan Parsa*
Keyvan Parsa
President

Date _____

Signature _____

Albert Flores
c/o E.P. Bud Kirk
600 Sunland Park Drive
Bldg 4, Suite 400
El Paso, TX 79912

Fidelity National Title Insurance Co
c/o Shakira Kelley
6900 Dallas Parkway, Ste 610
Plano, TX 75024

Keyvan Parsa
7604 Plaza Redonda
El Paso TX 79912

Montoya Park Place, Inc.
810 N. Kansas
El Paos, TX 79902

Shabnam Izadpanahi
36 Micmac Crescent
North York, ON M2H2K2

Techrover, Inc.
71 Camille
El Paso, TX 79912

Ulrick Moise
Palacio de Paquimé, C. Durango 2047
32575 Cd Juarez, Chih. Mexico

Wells Fargo Business
PO Box 6995
Portland OR 97228-6995

Westmount Assets, Inc.
810 N. Kansas St.
El Paso, TX 79902

Weststar Title, LLC
c/o James W. Brewer
221 N. Kansas, Ste 1700
El Paso, TX 79901